

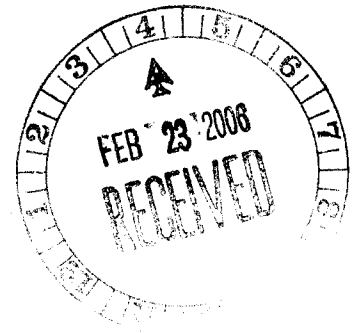
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February 23, 2006

BY HAND DELIVERY

The Honorable Vernon A. Williams
Secretary
Surface Transportation Board
1925 K Street, N.W.
Washington, DC 20423-0001

ENTERED
Office of Proceedings

FEB 23 2006
Part of
Public Record

Re: STB Docket No. AB-490 (Sub-No. 1X)
*Greenville County Economic Development Corporation - Petition For
Exemption For Partial Discontinuance And Partial Abandonment - In
Greenville County, SC*

Dear Secretary Williams:

On February 21, Greenville County Economic Development Corporation ("GCEDC") filed its Reply And Evidence Of Greenville County Economic Development Corporation's In Opposition To Western Carolina Railway Service Corporation's ("WCRS") Request To Set Terms And Conditions for a forced sale of GCEDC's rail line (the "Reply"). Exhibit 3 to the Reply was an appraisal of the value of the real estate underlying the rail line. That appraisal was performed by Mr. Mark B. Ratchford, MAI, of The Robinson Company. According to Mr. Ratchford, the value of the real estate underlying the rail line was \$738,000. However, on page 19 of the legal comments, footnote 4, I stated that:

Indeed, Mr. Ratchford's appraisal likely understates the value of GCEDC's fee ownership. The appraisal report does not cover property conveyed by the following deeds that Mr. McDonald identifies as conveying a fee interest: Book XXX, page 165; Book 9, page 45; Book SSS, page 248, Book SSS, page 273, Book SSS, page 249 and Book SSS, page 245. Also, the property listed in the appraisal as the deed at Book SSS, page 262 is in fact the same real estate covered by the following deeds which Mr. McDonald identifies as conveying fee interests: Book SSS, page 258; Book JJJ, page 793; Book JJJ, page 795, and Book JJJ,

page 796. GCEDC has asked Mr. Ratchford to make appropriate adjustments to the appraisal to correspond to Mr. McDonald's determinations of title and those adjustments will be submitted shortly. The five day time period to file GCEDC's reply and evidence, coming over a holiday weekend, simply did not provide enough time to make these adjustments.

Mr. Ratchford has now made the appropriate adjustments to his appraisal in order to correspond with Mr. McDonald's determinations of which parcels of real estate underlying the rail line are held in fee simple versus which parcels are held in easement. Mr. Ratchford's tables, found at pages 2 and 54 of Exhibit 3, contained the details of the parcels held in fee and their corresponding values. Those tables have now been revised. Mr. Ratchford's charts in Exhibit 3 that listed the deeds for various parcels and whether or not those deeds were held in fee or easement have likewise been revised. Accordingly, I am submitting the revised tables and the revised charts for the record. As the tables now indicate, after taking into consideration Mr. McDonald's findings, Mr. Ratchford has now determined that the value of the fee simple real estate underlying the rail line is \$772,000. This is \$34,000 more than his original estimate. This also changes the NLV of the line from \$1,132,184 to \$1,166,184.

I have enclosed an original and eleven (11) copies of this filing. Please acknowledge receipt and filing of the enclosed submission by date-stamping the extra copy enclosed for that purpose and returning it to the person making this filing for return to me. I also certify that I have served all parties of record with this filing. If there are any questions concerning this filing, please contact me by telephone at (202) 663-7823 or by e-mail at wmullins@bakerandmiller.com.

Sincerely,



William A. Mullins

Attachments

cc: Chairman, GCEDC
Andrew J. White, Jr., Esq.
Peter M. Strub
All Parties of Record

SUMMARY CHART
 Former Greenville & Northern Railway Corridor
 Westfield Street to North of Travelers Rest

Segment No.	From Station	To Station	Total Length/LF	Total Area - SF	Total Area - Acres	Est. Fee Area - Acres
1	9 + 62	20 + 50	1,088	43520	1.00	1.00
Description: from west side of Westfield Street to east side of Hudson Street						
2	20 + 50	44 + 72	2,422	96880	2.22	2.22
Description: from west side of Hudson Street to east side of Willard Street						
3	44 + 72	72 + 20	2,748	109920	2.52	2.52
Description: from west side of Willard Street to east side of Bramlette Road						
4	72 + 20	93 + 13	2,093	83720	1.92	1.92
Description: from west side of Bramlette Road to sw side of Washington Street						
5	93 + 13	104 + 75	1,162	46480	1.07	0.85
Description: from ne side of Washington Street to sw side of Cedar Lane Road						
6	104 + 75	N/A	12,371	618550	14.20	6.95
Description: from north side of SC 183 to 500' north of Sulphur Springs Road						
7	N/A	N/A	14,638	658710	15.12	13.54
Description: from 500' north of Sulphur Springs Road to New Roe Ford Road						
8	N/A	N/A	7,203	324135	7.44	7.44
Description: from north side of New Roe Ford Road to Travelers Rest City limits						
9	N/A	N/A	10,337	310110	7.12	7.12
Description: Travelers Rest City limits						
10	N/A	N/A	7,197	215910	4.96	4.96
Description: from north side of Travelers Rest city limits						
Totals					57.57	48.52

LAND VALUE SUMMARY

Sections:	1-10, excl.9	=	41.40 Acres or	1803384 SF x \$0.34/SF=	\$613,151
Section:	9	=	7.12 Acres or	310147 SF x \$3.00/SF=	\$930,442
Total					\$1,543,592
Discount/Enhancement Factor					X 50%
Final Indicated Value					\$771,796
Rounded To:					\$772,000

SUMMARY

Former Greenville & Spartanburg Railway Corridor
 (Westfield Street to North of Travelers Rest)

Segment No.	From Station	To Station	Total Length/LF	Total Area - SF	Total Area - Acres	Est. Fee Area - Acres
1	9 + 62	20 + 50	1,088	43520	1.00	1.00
<i>Description: from west side of Westfield Street to east side of Hudson Street</i>						
2	20 + 50	44 + 72	2,422	96880	2.22	2.22
<i>Description: from west side of Hudson Street to east side of Willard Street</i>						
3	44 + 72	72 + 20	2,748	109920	2.52	2.52
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5	93 + 13	104 + 75	1,162	46480	1.07	0.85
<i>Description: from ne side of Washington Street to sw side of Cedar Lane Road</i>						
6	104 + 75	N/A	12,371	618550	14.20	6.95
<i>Description: from north side of SC 183 to 500' north of Sulphur Springs Road</i>						
7	N/A	N/A	14,638	658710	15.12	13.54
<i>Description: from 500' north of Sulphur Springs Road to New Roe Ford Road</i>						
8	N/A	N/A	7,203	324135	7.44	7.44
<i>Description: from north side of New Roe Ford Road to Travelers Rest City limits</i>						
9	N/A	N/A	10,337	310110	7.12	7.12
<i>Description: Travelers Rest City limits</i>						
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Section:	9 =	7.12 Acres or	310147 SF x \$3.00/SF=	\$930,442
Total				\$1,543,592
Discount/Enhancement Factor				X 50%
Final Indicated Value				\$771,796
Rounded To:				\$772,000

WESTFIELD STREET TO CEDAR LANE ROAD		
Deed Book/Page	Description	Approximate width
XXX/165	Fee	50'
9/47	Fee	50'
9/19	Fee	50'
9/18	Fee	50'
PPP/546	Fee	50'
9/46	Fee	50'
9/45	Fee	30'

CEDAR LANE ROAD TO DUNCAN CHAPEL ROAD		
Deed Book/Page	Description	Approximate width
9/18	Fee	20'
9/46	Fee	30'
9/45	Fee	30'
9/44	Fee	30'
SSS/269	Fee	30'
9/48	Fee	30'
TT/878	R/W	40'
SSS/248	Fee	30'
SSS/273	Fee	100'
JJJ/796	Fee	100'
SSS/249	Fee	40'
VVV/40	Fee	100'
JJJ/795	Fee	100'
JJJ/793	Fee	100'
SSS/683	R/W	25'
SSS/89	R/W	40'
JJJ/797	Fee	100'

DUNCAN CHAPEL ROAD TO NORTH OF TRAVELERS REST		
Deed Book/Page	Description	Approximate width
SSS/262	Fee	100'
SSS/247	Fee	30'
SSS/258	Fee	30'
VV/31	Fee	25'
SSS/252	Fee	25'
VV/36	Fee	20'
VV/26	Fee	30'
VV/33	Fee	100'
VV/32	Fee	30'
VV/39 + 102	Fee	10'/16'
VV/23	Fee	30'
VV/29	Fee	50'
SSS/250	Fee	50'
SSS/254-256	Fee	30'
SSS/245	Fee	30'